

001.A

Map

0001

Block

00031.0

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 427,900 /

USE VALUE: 427,900 /

ASSESSed: 427,900 /

Total Card /

Total Parcel

427,900

427,900

427,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
24		MAGNOLIA ST, ARLINGTON

OWNERSHIP

Owner 1:	BESHIMOV ERDIN B &
Owner 2:	PFEIFFER DOROTHY E
Owner 3:	
Street 1:	24 MAGNOLIA ST #1
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

PREVIOUS OWNER

Owner 1:	BARTHOLOMAY MARIAN -
Owner 2:	-
Street 1:	24 MAGNOLIA ST #1
Twn/City:	Arlington
St/Prov:	MA
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1916, having primarily Wood Shingle Exterior and 1144 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7204																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	427,900			427,900
Total Card	0.000	427,900			427,900
Total Parcel	0.000	427,900			427,900
Source:	Market Adj Cost	Total Value per SQ unit /Card:	374.04	/Parcel:	374.04

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	427,900	0	.		427,900		Year end	12/23/2021
2021	102	FV	415,500	0	.		415,500		Year End Roll	12/10/2020
2020	102	FV	409,300	0	.		409,300	409,300	Year End Roll	12/18/2019
2019	102	FV	426,300	0	.		426,300	426,300	Year End Roll	1/3/2019
2018	102	FV	376,700	0	.		376,700	376,700	Year End Roll	12/20/2017
2017	102	FV	343,100	0	.		343,100	343,100	Year End Roll	1/3/2017
2016	102	FV	343,100	0	.		343,100	343,100	Year End	1/4/2016
2015	102	FV	352,000	0	.		352,000	352,000	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BARTHOLOMAY MAR	129-37		1/31/2014		349,000	No	No		
SAMPLE EMILY	U69-176		10/16/2000		251,500	No	No	4	

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BARTHOLOMAY MAR	129-37		1/31/2014		349,000	No	No		
SAMPLE EMILY	U69-176		10/16/2000		251,500	No	No	4	

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BARTHOLOMAY MAR	129-37		1/31/2014		349,000	No	No		
SAMPLE EMILY	U69-176		10/16/2000		251,500	No	No	4	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/17/2002	263	Redo Bat	6,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
5/10/2018	Measured	DGM	D Mann
5/21/2001	External Ins	PM	Peter M

Sign:

VERIFICATION OF VISIT NOT DATA

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

aprob

2023

Type:	99	- Condo Conv	
Sty Ht:	2A	- 2 Sty +Attic	
(Liv) Units:	1	Total:	1
Foundation:	2	- Conc. Block	
Frame:	1	- Wood	
Prime Wall:	1	- Wood Shingle	
Sec Wall:			%
Roof Struct:	2	- Hip	
Roof Cover:	1	- Asphalt Shgl	
Color:	BEIGE		
View / Desir:	N	- NONE	

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

GENERAL INFORMATION

Grade: C+ - Average (+)	
Year Blt: 1916	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdic: G4	Fact:
Const Mod:	
Lump Sum Adj:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1st Floor
% Own:	45.00000000
Name:	

RESIDENTIAL GRID

1st Res Grid		Desc: Line 1										# Units	1
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals		RMs: 5		BRs: 2		Baths: 1		HB					

REMODELING

	Exterior:	
	Interior:	
%	Additions:	
%	Kitchen:	
%	Baths:	2002
%	Plumbing:	
%	Electric:	
%	Heating:	
%	General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	1
Totals			
1	5	2	

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2	- Plaster	
Sec Int Wall:			%
Partition:	T	- Typical	
Prim Floors:	3	- Hardwood	
Sec Floors:	4	- Carpet	10 %
Bsmnt Flr:	12	- Concrete	
Subfloor:			
Bsmnt Gar:			
Electric:	3	- Typical	
Insulation:	2	- Typical	
Int vs Ext:	S		
Heat Fuel:	2	- Gas	
Heat Type:	3	- Forced H/W	
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

DEPRECIATION

Phys Cond:	GD - Good	18.9%
Functional:		0%
Economic:		0%
Special:		0%
Override:		0%
	Total:	18.9%

CALC SUMMARY

Basic \$ / SQ:	305.00
Size Adj.:	1.35000002
Const Adj.:	0.99881005
Adj \$ / SQ:	411.260
Other Features:	60500
Grade Factor:	1.10
NBHD Inf:	0.89999998
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	525672
Depreciation:	97775
Depreciated Total:	427897

COMPARABLE SALES

Rate	Parcel ID	Type	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:	1.00	Before Depr:	407.15	
Special Features:	0	Val/Su Net:	374.04	
Final Total:	427900	Val/Su SzAd	374.04	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

PARCEL ID 001.A-0001-0031.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
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More: N	Total Yard Items:	Total Special Features:	Total:
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SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,144	411.260	470,48
Net Sketched Area:		1,144	Total:	470,48
Size Ad	1144 Gross Area		1144 FinArea	114

SUB AREA DETAIL

	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
32						
32						
44						

IMAGE

AssessPro Patriot Properties, Inc

